



Zoning, Permitting & Inspections  
Fauquier County Department  
of Community Development  
29 Ashby Street, #310  
Warrenton, VA 20186

Phone: 540-347-8789  
Fax: 540-347-2043  
[www.fauquiercounty.gov](http://www.fauquiercounty.gov)

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*Note that the County requires dog tags for any dog over 4 months old; to purchase tags, contact:*

County Treasurer  
540-347-8691



*Need assistance formulating a grazing plan to avoid erosion? Contact the Virginia Cooperative Extension at 540-341-7950.*

# ***Livestock and Pets In Fauquier County***



**Does the Zoning Ordinance place any limits on the number of dogs, livestock and other animals I can keep on my property?**



## **PETS, INCLUDING DOGS**

The zoning ordinance places no limit on the number of personal pets other than dogs, so long as they are kept inside and, when outside, are under the direct personal control of the occupants of the property.

Otherwise, up to four dogs may be kept as pets on any property. On properties 2.0 acres or larger in size, up to 12 dogs may be kept as pets provided the dogs are penned or restrained so as not to roam within 40 feet of the property line.

Animals that are owned by individuals not living on the property or animals that are bred or raised for sale or other commercial purposes are not considered pets.

## **LIVESTOCK AND OTHER ANIMALS**

The number of livestock and other animals you are allowed on your property depends on the size and/or the zoning of your property.

### ***If your lot is 5.0 acres or greater in size...***

there is no limit on the amount of livestock or other animals allowed to be kept on your property. However, any building housing livestock or feed/fodder for livestock cannot be closer than 100 feet from any property line without approval of a special permit. In addition, certain large-scale agricultural operations may be limited to certain zoning districts and/or require special permit approval, with conditions to ensure protection of water bodies.

### ***If your lot is between 2.0 and 5.0 acres in size...***

there is no specific limit on the number of livestock or other animals allowed to be kept so long as the vegetative cover is not over-grazed or otherwise disturbed so as to cause, or threaten to cause, erosion and provided further that animal waste is properly managed to prevent off-site migration of wastes or waste by-products. Buildings housing livestock cannot be closer than 100 feet from any property line without approval of a special permit, except that a single building no more than 150 square feet in size may be located no closer than 25 feet from the side and rear property line.

**ZONING  
INFORMATION  
BULLETIN  
No. 1**



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### ***What is an animal unit?***

An animal unit is the equivalent of 1,000 pounds of live animal weight. For purposes of this ordinance, the following shall be deemed equivalent to one animal unit at maturity:

1 cow  
1 bull  
1 horse  
2.5 sows (swine)  
2 boars (swine)  
5 ewes (sheep)  
3.75 rams (sheep)  
6 goats  
3 llamas  
6 alpacas  
3 ostrich  
7 emus  
11 rheas  
75 chickens  
35 turkeys.



### ***If your lot is less than 2.0 acres in size...***

your ability to keep livestock and other animals depends on the zoning designation of your property. In addition, for all zoning districts, the zoning ordinance requires that vegetative cover not be over-grazed or otherwise disturbed so as to cause, or threaten to cause, erosion and provided further that animal waste is properly managed to prevent off-site migration of wastes or waste by-products.

If your property is zoned RA, RC, RR-2 or V, livestock is allowed but is limited to 1.0 animal unit per 2.0 acres of land.

If your property is zoned R-1, livestock is allowed but is limited to 0.5 animal unit per 2.0 acres of land.

In all other zoning districts, livestock is only allowed if the lot is at least 40,000 square feet in size and if a special permit is approved. No more than 0.5 animal units per 2.0 acres of land is allowed. A special permit requires application to the Board of Zoning Appeals, which may grant or deny the request after holding a public hearing and evaluating potential impacts.

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### ***Additional Regulations in the Fauquier County Code Related To Animals***

The County Code establishes additional limitations on the keeping of animals in the County. These limits include:

- ◆ Prohibitions against allowing animals or fowl to run on the highway or on other's property. (Sections 4-2, 4-3)
- ◆ Requirements for maintaining safe and sanitary conditions in buildings and pens housing animals and fowl. (Section 4-4)
- ◆ Prohibitions against keeping dangerous animals. (Section 4-5)
- ◆ Prohibitions against cruelty to animals. (Section 4-6)
- ◆ Requirements for disposing of dead animals. (Sections 4-7, 4-8)
- ◆ Prohibitions against animals which frequently make noises heard across property lines or partition walls. (Section 15.5-3(b))
- ◆ Limits on keeping Animals. (Section 2-512)
- ◆ Limits on the Size and Location of Barns & Sheds Housing Livestock, Feed and Fodder. (Sections 6-102(2), 6-105(6,7))
- ◆ Animal Waste Storage. (Section 6-102(26))
- ◆ Major Livestock Operations. (Sections 3-318, 5-1802)

For more information see the Fauquier County Zoning Ordinance.

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### ***Major Agricultural Operations Requiring Special Permit Approval in Certain Zoning Districts:***

- \* Dairy Farms
- \* Cattle Feed Lots (> 300 head)
- \* Swine Farm (> 20 sows)
- \* Poultry Farm (> 1000 birds)

